



# City of Bowie

15901 Fred Robinson Way  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, SEPTEMBER 6, 2022

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, September 6, 2022, in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:02 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

### QUORUM:

In attendance were Mayor Adams, Councilmembers Boafu, Esteve, Harrison, Ndebumadu and Woolfley (virtually, logged off at 8:42 p.m.), City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, and Staff.

### CITIZEN PARTICIPATION:

City Clerk Hernandez announced that two comments were received via email, they were forwarded to Council and are attached as part of the record.

1. Christopher Dwyer, BCPA – Thanked Council for their support.
2. Les Kaunitz, Rambling Lane – Spoke in regards to increasing police patrols in the evenings.

### CITY BOARDS AND COMMITTEES:

#### A. Appointments/Reappointments/Swearing-In:

1. Councilmember Ndebumadu moved to appoint Michael Oleru and Eddie Pounds to the Economic Development Committee for a two-year term. Councilmember Esteve second the motion and it carried 5-0. Mayor Pro Tem Boafu swore in the above members to their respective committees.
2. Councilmember Harrison moved the reappointment of Karen Johnson Shaheed, Darryl Williford, Clyde Doughty, Jr., Patricia Taylor, Lt. Col. Kareem Fernandez, Dr. George Ude, Maryam Hamza and Derrick Coley as members of the Bowie Race Track Property Task Force Committee. Councilmember Esteve seconded the motion and it carried 5-0.

### COUNCIL ANNOUNCEMENTS:

Councilmember Esteve asked City staff to add at a future meeting a briefing on the recent storms and process for any future storms. He is also requesting that BGE come before Council as well.

CITY MANAGER'S REPORT:

City Manager Lott reported on certain CIP projects being delayed due to supply chain issues.

CONSENT AGENDA:

Councilmember Woolfley made a motion to approve Consent Agenda items: A) Approval of August 1, 2022 Meeting Minutes; B) Adoption of Proclamation P-23-22 Proclaiming September 2022 as National Preparedness Month in the City of Bowie; C) Adoption of Resolution R-38-22 Authorizing the City Manager to Issue a Purchase Order for the Purchase of a Hydraulic Excavator Through a Contract Awarded by a Minnesota Governmental Entity, Known as Sourcewell, Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; D) Adoption of Resolution R-39-22 Accepting a Bid Proposal for Bowie Golf Course Tree Removal; E) Adoption of Resolution R-40-22 Authorizing the Issuance of a Purchase Order to KCI Technologies, Inc. for Task Order/RFP#11-01 in Accordance With the Master Contract Approved on January 7, 2019; F) Adoption of Resolution R-41-22 Awarding a Contract for Replacement of Three Electronic Message Display Signs; G) Adoption of Resolution R-42-22 Awarding a Contract for Replacement of the Glen Allen Park Playground; H) Adoption of Resolution R-43-22 Authorizing the City Manager to Issue a Purchase Order for the Purchase of Six (6) Police Vehicles Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; I) Adoption of Resolution R-44-22 Authorizing the City Manager to Issue a Purchase Order for the Upfitting of Six (6) Police Vehicles Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; J) Adoption of Resolution R-45-22 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie Authorizing the City Manager to Enter Into an Agreement for the Purchase of Security Camera Equipment; K) Adoption of Resolution R-49-22 Accepting a Bid Proposal for the Purchase of an Aerial Lift Truck; L) Introduction of Ordinance O-4-22 Authorizing the Purchase of Two Surplus Parcels of Land Owned by the Maryland State Highway Administration, Parcel O (Tax ID No. 1635671) Containing 3.16 Acres and Parcel N (Tax ID No. 16356663) Containing 5.24 Acres as Shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19 Plat No. 146022, at a Cumulative Purchase Price of \$18,346.91, and Authorizing the City Manager to Execute a Contract of Sale Therefor. Councilmember Harrison seconded the motion. Motion passed 5-0.

OLD BUSINESS:

A. Resolution R-20-22, Bowie Race Track Property Task Force Clarifying Motion – Planning Director Joe Meinert summarized the staff report. Resolution R-20-22 which created the Bowie Race Track Property Task Force was adopted by Council on May 16, 2022. After the Resolution was adopted, it became apparent that certain clarifications would be needed to ensure smooth operation of the Task Force which clarifies the specifics of some of the members of the task force.

Councilmember Esteve motioned the following:

- a. Bowie Community Engagement Subcommittee, up to three positions shall be from community groups or be individuals who are active members of their communities.
- b. The two City Councilmembers currently assigned to this effort shall continue to serve as the City's representatives, serving as voting members of the Task Force.
- c. Both the City and Bowie State University shall have two members, each, on the Executive Steering Committee. The respective members are voting members.
- d. The Rules and Regulations for City Committees shall be used to govern the operation of the Bowie Race Track Property Task Force."

Councilmember Ndebumadu seconded the motion. Motion passed 5-0.

**NEW BUSINESS:**

A. Detailed Site Plan #22016, Dash In Convenience Store – Mr. Joe Meinert, City Planning Director summarized the staff report. Developer is requesting the City's approval recommendation for a redevelopment plan that includes a 4,500 square foot convenience store, gas station and car wash to replace the existing 5,641 square foot Applebee's restaurant. The 1.68-acre site is located in the northwest corner of US 301/Heritage Boulevard in the TAC-E (Town Activity Center-Edge) zone.

Mr. Dan Lynch with the law firm McNamee, Hosea representing the applicant, presented images of the proposed designs of the building which meet all the requirements and is in agreement with the recommended conditions requested by the Bowie Advisory Planning Board.

**Public Hearing:**

1. W.C. Weaver, Killian Lane – Spoke against the development of the Dash In, stating that there are already 8 gas stations in the span from Old Rt 450 to Central Avenue. Need more restaurants, not gas stations.

Since there was no one else signed up to speak, Mayor Adams declared the Public Hearing to have been held.

Councilmember Harrison asked Mr. Lynch if he knew why the Applebee's restaurant had closed. Mr. Lynch responded that he has no dealing with the restaurant or the property owner. He is representing the applicants for the Dash In.

Councilmember Harrison then asked why a gas station will be successful in that corner. Mr. Lynch responded that his client has done several research studies on the property and the results stemmed that it is a successful site due to traffic volume although there are several gas stations already on Rt 301.

Councilmember Ndebumadu would like more detail information on the market studies the applicant performed of the site, as well as to what other businesses were entertained by the property owner for that location, and sustainability standards.

Councilmember Esteve commented that a lot of questions still need answers too before Council can take action. He would like for the applicant as well as the property owner to come before Council to answers their questions at a future meeting.

Council did not take action on this item.

B. Presentation on Results of City Branding Initiative – The City's Communication Director, Ms. Una Cooper, introduced Mr. Stephen Weir, Account Director with Trajectory. Mr. Weir briefed Council on the results of the public outreach about the City's branding and the design concept. They conducted 25 one-on-one interviews to include diverse leadership and community representation as well as hosting two surveys' which had over 700+ total respondents. Some of the key insights received deals with some challenges on the way the City manages growth, attracting new residents as well as new businesses. Several designs for a new branding logo were presented and being finalized for selection. Next steps will be to refine and finalize visual identity, develop the brand guidelines, produce "starter set" of templates, assets and applications and develop activation blueprint which incorporates branding training, transition, launch and tracking.

Council agreed to continue with some of the design aspects but would like staff to continue communications with residents and businesses to obtain feedback on proposed designs.

ADJOURNMENT:

Councilmember Esteve motioned to adjourn the Regular City Council meeting. Councilmember Ndebumadu seconded the motion. Motion passed 4-0. The meeting adjourned at 9:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez". The signature is fluid and cursive, with a large loop at the end.

Awilda Hernandez, MMC  
City Clerk

## Awilda Hernandez

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**From:** David Boone <djb8742@hotmail.com>  
**Sent:** Thursday, September 1, 2022 12:52 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Counsel meeting in September

Ms. Hernandez:

You might remember when I spoke at your meeting and a couple texts/emails regarding my concerns re: speeding and dangerous driving on Kembridge Drive. The result was a one week "test" with a device on my street, which was reported that nothing more was appropriate at this time.

The speeding and dangerous driving continues, and now it includes the school buses. Just yesterday I was cutting my grass and two cars were racing side by side and almost hit an oncoming car. If she didn't see this coming and pulled onto the grass someone would be dead.

I am at a loss as to what more can be done, but as I mentioned before, this is a death waiting to happen. You will remember this when it will inevitably happens, I would appreciate this during your next meetings, and a response from you.

Sincerely,  
David Boone  
12320 Kembridge Drive  
Bowie, Md 20715  
240-338-2523  
djb8742@hotmail.com

Sent from my iPhone

## Awilda Hernandez

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**From:** The Black's <rdbwish1@verizon.net>  
**Sent:** Friday, September 2, 2022 7:31 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Cameras

Hello all want to thank you for the cameras.

I am asking if another one could be placed down past the saddlebrook park. Middle way. People are always hitting the fence. They are speed demons through that curve and straight away. I have sent the chief a email as well.

2. Is it possible to put them in communities as well saddlebrook west has 2 places that I know where people drive like they are on the freeway.

Thanks for your time.. Looking forward to a response.

Sent from the all new AOL app for Android